



March 8, 2021

VIA ELECTRONIC FILING

The Honorable Jocelyn Boyd
Chief Clerk/Administrator
Public Service Commission of South Carolina
101 Executive Center Drive
Columbia, South Carolina 29210

RE: Dominion Energy South Carolina, Inc.;
Request for Approval to Sell Real Property
Docket No. 2020-161-E

(This filing does not involve any change to the retail electric or natural gas base rates of Dominion Energy South Carolina, Inc.)

Dear Ms. Boyd:

By Order No. 2020-556, dated August 19, 2020, the Public Service Commission of South Carolina ("Commission") granted the request of Dominion Energy South Carolina, Inc. ("DESC" or "Company") to sell certain real property owned by DESC with a fair market value in excess of \$1,000,000. More specifically, the real property to be sold consists of 3.47 acres of land, an additional approximately 0.3 acres for an access easement, and an approximately 16,000 square foot office building located in the southeast suburban portion of Columbia, approximately seven miles from downtown with a physical street address of 7732 Garners Ferry Road, Columbia, South Carolina 29209 ("Garners Ferry Road Property").

In granting DESC the authority to sell the Garners Ferry Road Property, the Commission required DESC to "obtain Commission approval before the sale of the property is finalized if such sale is less than fair market value, or the appraised value, or if the sale is to an affiliate of the company" and to "report the sale, including price and the buyer, to the Commission and ORS once the property is sold."

By this letter, DESC hereby requests that the Commission approve the sale of the Garners Ferry Road Property to Lake 44, LLC for the sum of \$1,000,000.

After the issuance of Commission Order No. 2020-556, the Garners Ferry Road Property was advertised in The State Newspaper on the weekends during September 2020 and October 2020. As of October 5, 2020, the appraised value of the Garners Ferry Road Property was \$1,170,000.

On October 28, 2020, the Company received and opened two bids with the highest bid being \$550,000. Both bids were rejected.

In November 2020, DESC asked CBRE to provide a Broker's Opinion of Value (BOV), an analysis provided by a licensed real estate broker to assist a seller in setting the right listing price or to assist a buyer in deciding on a suitable bid for purchase. The BOV is usually stated in a range of values and, in this case, the range was from \$50 per square foot or \$804,400 to \$75 per square foot or \$1,206,600 with a probable value of \$65 per square foot or \$1,045,720. The property was listed with CBRE for \$1,200,000 in January 2021. On February 1, 2021, the Company received an offer of \$800,000 from Lake 44, LLC. After negotiations, DESC and Lake 44, LLC agreed on a purchase price for the Garners Ferry Road Property of \$1,000,000 and entered into an Agreement of Purchase and Sale with such sale conditioned upon the Commission's approval of the sale.

Because the agreed upon purchase price of \$1,000,000 is less than the revised appraised value of \$1,170,000, and in compliance with Order No. 2020-556, the Company is requesting Commission approval to sell the Garners Ferry Road Property to Lake 44, LLC for the agreed upon purchase price. Lake 44, LLC is unaffiliated with DESC, its parent Dominion Energy, Inc. or any of its subsidiaries. As set forth in Order No. 2020-556, proceeds realized from the sale of the building will be credited to depreciation reserves, and any gains realized from the transaction related to the land will be recorded in Account No. 421.1000, entitled "Gains on Disposition of Property."

The request for relief set forth herein will not involve a change to any of DESC's retail rates or prices, or require any change in any Commission rule, regulation or policy. Accordingly, neither notice to the public at-large, nor a hearing is required regarding this request.

By copy of this letter, we are also notifying counsel for the South Carolina Office of Regulatory Staff of the Company's request for approval to sell the Garners Ferry Road Property to Lake 44, LLC for the sum of \$1,000,000.

If you have any questions, please advise.

Very truly yours,



Matthew W. Gissendanner

MWG/kms

cc: Jeffrey M. Nelson, Esquire
(via electronic mail and U.S. First class mail)